

**LEGISLATIVE SERVICES AGENCY
OFFICE OF FISCAL AND MANAGEMENT ANALYSIS**

200 W. Washington, Suite 301
Indianapolis, IN 46204
(317) 233-0696
<http://www.in.gov/legislative>

FISCAL IMPACT STATEMENT

LS 7505

BILL NUMBER: HB 1543

NOTE PREPARED: Jan 8, 2011

BILL AMENDED:

SUBJECT: Regulation of Residential Leases.

FIRST AUTHOR: Rep. Speedy

FIRST SPONSOR:

BILL STATUS: As Introduced

FUNDS AFFECTED: **GENERAL**
 DEDICATED
 FEDERAL

IMPACT: Local

Summary of Legislation: The bill imposes certain procedural requirements on the adoption by a political subdivision of a regulation of landlord and tenant relations, residential leases, or inspection of real property subject to a residential lease. The bill provides that such a regulation may not: (1) require the licensing or registration of owners of residential rental property; or (2) impose a fee for certain inspections. It provides that such a regulation may not authorize investigation or inspection of a rental unit without probable cause.

Effective Date: July 1, 2011.

Explanation of State Expenditures:

Explanation of State Revenues:

Explanation of Local Expenditures: If additional public hearings are conducted, political subdivision legislative body member reimbursement could increase. The impact of this provision on local expenditures would depend on action taken by legislative bodies.

In addition, a political subdivision wishing to adopt regulations would provide notice of a public hearing to rental unit owners, subject to the regulations, via first class mail. Depending on the number of owners notified, the impact would likely be a minimal increase to a political subdivision's annual mailing expenses, particularly if metered mailing is used. Stamped first class mail is currently \$0.44 per letter and \$0.28 per post card.

Explanation of Local Revenues:

State Agencies Affected:

Local Agencies Affected: Political subdivisions.

Information Sources: U.S. Postage Service.

Fiscal Analyst: Chris Baker, 317-232-9851.